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5 Facsimile: (702) 380-8572  
ariel.stern@akerman.com  
6 steven.shevorski@akerman.com

7 *Attorneys for Defendants*  
8 *Aurora Loan Services, LLC and MERS*

9 **UNITED STATES DISTRICT COURT**  
10 **DISTRICT OF NEVADA**

11 JAMES BRADLEY BAILEY, an individual

12 Plaintiff,

13 v.

14 AURORA LOAN SERVICES, LLC;  
15 CALWESTERN RECONVEYANCE  
CORPORATION; AEGIS WHOLESALE  
16 CORPORATION; and MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
and DOES 1-100 inclusive

17 Defendants.

Case No.: 2:10-cv-02119-GMN-PAL

**DEFENDANTS' ORDER**  
**EXPUNGING LIS PENDENS**

18  
19 This Court issued an Order dismissing plaintiff's complaint with prejudice [Dkt. 44] as to all  
20 defendants. Defendants, Aurora Loan Services, LLC and Mortgage Electronic Registration request  
21 that the lis pendens Plaintiff JAMES BRADLEY BAILEY recorded against the subject property be  
22 canceled.

23 The Court finds that plaintiff recorded a Notice of Lis Pendens (Lis Pendens) on or about  
24 November 14, 2011, as Instrument Number 201111140003249 in real property records maintained  
25 by the Clark County Recorder. A copy of the Lis Pendens is attached as **Exhibit E** to defendants'  
26 motion to expunge lis pendens. The Court finds that plaintiff recorded an amended lis pendens on or  
27 about December 28, 2011, as Instrument Number 201112280003490 in real property records  
28 maintained by the Clark County Recorder. A copy of the Lis Pendens is attached as **Exhibit F** to

AKERMAN SENTERFITT LLP

400 SOUTH FOURTH STREET, SUITE 450  
LAS VEGAS, NEVADA 89101  
TEL.: (702) 634-5000 - FAX: (702) 380-8572

1 defendants' motion to expunge lis pendens.

2 Upon consideration of defendants' request to cancel the above-referenced Lis Pendens and  
3 Amended Lis Pendens, and good cause appearing therefore, the Court hereby grants defendants their  
4 requested relief and rules as follows:

5 1. It is ordered, adjudged and decreed that the above-referenced Lis Pendens and  
6 Amended Lis Pendens are hereby canceled, released and expunged.

7 2. It is further ordered, adjudged and decreed that this Order canceling the above-  
8 referenced Lis Pendens and Amended Lis Pendens has the same effect as an expungement of the  
9 original Lis Pendens.

10 3. It is further ordered, adjudged and decreed that defendants record a properly certified  
11 copy of this Cancellation Order in the real property records of Clark County, Nevada within a  
12 reasonable amount of time from the date of this Order's issue.

13 4. It is further ordered that the Lis Pendens (Exh. E) and the Amended Lis Pendens (Exh.  
14 F) are attached to this Order and incorporated herein.

15 **IT IS SO ORDERED** this 5th day of June, 2012.

16 Submitted by:

17 **AKERMAN SENTERFITT LLP**

18 /s/ Steven G. Shevorski  
19 ARIEL E STERN, ESQ.  
20 Nevada Bar No. 8276  
21 STEVEN G. SHEVORSKI, ESQ.  
22 Nevada Bar No. 8256  
23 400 South Fourth Street, Suite 450  
24 Las Vegas, Nevada 89101

25 *Attorneys for Defendants*  
26 *Aurora Loan Services, LLC and MERS*  
27  
28

  
Gloria M. Navarro  
United States District Judge

# **EXHIBIT E**

# **EXHIBIT E**

(A)

**RECORDING COVER PAGE**

Must be typed or printed clearly in black ink only.

**APN#** 177-06-803-017

11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>

Inst #: 201111140003249

Fees: \$20.00

N/C Fee: \$0.00

11/14/2011 01:57:14 PM

Receipt #: 976755

Requestor:

JAMES BAILEY

Recorded By: GILKS Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

**TITLE OF DOCUMENT (DO NOT Abbreviate)**

~~Notice of Pendency of Action (LIS PENDENS)~~

NOTICE OF PENDING LITIGATION

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

**Recording requested by:**

James Bradley Bailey

**Return to:**

**Name** James Bradley Bailey

**Address** 4080 w. Warm Springs road

**City/State/Zip** Las Vegas, Nevada 89118

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Foms 12\_2010

**APN#** 177-06-803-017                      page 1

When recorded mail to:

**Name:** James Bailey  
**Address:** 4080 w. Warm Springs road  
Las Vegas, NV. 89118

This document shall be recorded in Clark County NV.

**Superior Court of the State of California  
For the County of Orange**

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**NOTICE of PENDING LITIGATION**  
(Lis Pendens)

**Notice**

Let it be known to all men that **James Bailey, his Attorneys, Agents, Aires and Assigns** do hereby give public written legal notice that Litigation is Pending regarding the **REAL PROPERTY** situated in Clark County, State of Nevada, and known and legally described as follows:

**4080 west Warm Springs road, Las Vegas, Nevada 89139**

**APN — 177—06—803—017**

**Legal Description: that portion of the se ¼ of the se ¼ of the se ¼ more completely described as PARCEL 3,  
PARCEL MAP FILE 63, PAGE 75, SEC 06 TWP 22 RNG 61  
BOOK 90020 00637**

page 2

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**James Bailey asserts that a serious legal problem dose exist regarding ownership, title, and loan documents and dose hereby specifically give NOTICE to:**

**The Current Note Holder of the Loan on the property  
The Mortgage Loan Insurance Carrier or Agency of  
AURORA LOAN SERVICES acct# 003 0657282  
AEGIS WHOLESALE LENDING corp. acct# 3000739909  
US BANK NATIONAL ASSOCIATION and its assigns  
COUNTRYWIDE HOME LOANS acct# 139414748  
GREEN TREE acct# 891871212  
Wingspan Lending and its agents and assigns  
KAHRL WUTSCHER LLP acct#   
CAL-WESTERN RECONVEYENCE corp. TS# 1103936-14  
DOES 1 through 20**

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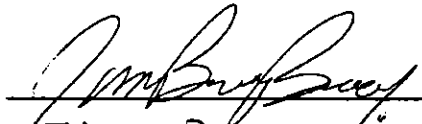
**James Bradley Bailey** hereby declares that documents that secure the Lenders Collateral on the above referenced property are unlawful. And that upcoming State Court Action is forthcoming.

**REASON for RECORDING:**

**To Give Notice to all parties that a serious problem exist with the Documents and there Legal value.**

page 3

I, **James Bradley Bailey** state the facts contained herein are true, correct, complete, and not misleading, to the best of my personal knowledge.

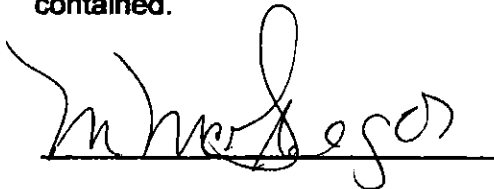
 Nov 14 2011  
JAMES BRADLEY BAILEY

ACKNOWLEDGMENT

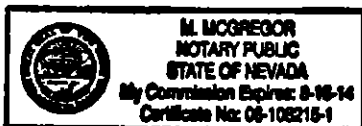
James Bradley Bailey Nov 14, 2011.

County of CLARK ) NV.

On this, the 14 day of Nov, 2011 before me a notary public, the undersigned officer, personally appeared JAMES BAILEY known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

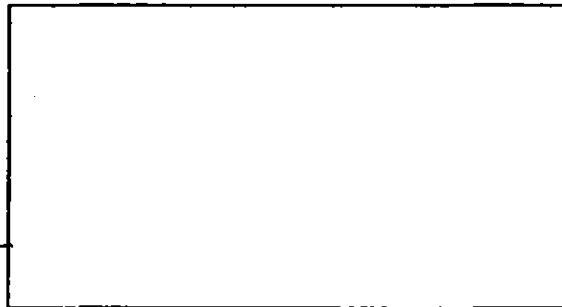


Notary Public



COMMISSION EXPIRES 8-16-14

In witness hereof, I hereunto set my hand and official seal.



# **EXHIBIT F**

# **EXHIBIT F**



Inst #: 201112280003490  
Fees: \$20.00  
N/C Fee: \$0.00  
12/28/2011 04:52:30 PM  
Receipt #: 1020244  
Requestor:  
JAMES BAILEY  
Recorded By: SAO Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

④  
-1

**RECORDING COVER PAGE**

Must be typed or printed clearly in black ink only.

APN# 177-06-803-017  
11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assessorprop/owner.aspx>

**TITLE OF DOCUMENT (DO NOT Abbreviate)**

NOTICE OF PENDING LITIGATION

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

JAMES B. BAILEY, JAMES BRADLEY BAILEY

Return to:

Name JAMES B. BAILEY, JAMES BRADLEY BAILEY  
Address 4080 W. WARM SPRINGS  
City/State/Zip LAS VEGAS NV 89118

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Foms 12\_2010

**APN# 177-06-803-017**

When recorded mail to:

**Name:** James Bailey  
**Address:** 4080 w. Warm Springs road  
Las Vegas, NV. 89118

This document shall be recorded in Clark County NV.

**Superior Court of the State of California  
For the County of Los Angeles**

---

**NOTICE of PENDING LITIGATION**  
(Lis Pendens)

**Revised Notice**

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**APN — 177—06—803—017**

**Legal Description: that portion of the se ¼ of the se ¼ of the se ¼ more completely described as PARCEL 3,  
PARCEL MAP FILE 63, PAGE 75, SEC 06 TWP 22 RNG 61  
BOOK 90020 00637**

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**The Current Note Holder of the Loan on the property**  
**The Mortgage Loan Insurance Carrier or Agency of**  
**AURORA LOAN SERVICES acct# [REDACTED]**  
**AEGIS WHOLESALE LENDING corp. acct# [REDACTED]**  
**US BANK NATIONAL ASSOCIATION and its assigns**  
**GREEN TREE acct# [REDACTED]**  
**Wingspan Lending and its agents and assigns**  
**CAL-WESTERN RECONVEYENCE corp. TS# 1103936-14**  
**DOES 1 through 20**

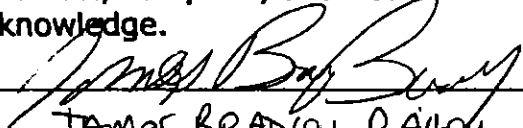
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that upcoming State Court Action is forthcoming.

**REASON for RECORDING:**

**To Give Notice to all parties that a serious problem exist with  
the Documents and there Legal value.**

I, **James Bradley Bailey** state the facts contained herein are true,  
correct, complete, and not misleading, to the best of my personal  
knowledge.

  
\_\_\_\_\_  
JAMES BRADLEY BAILEY

Dec 23 2011

ACKNOWLEDGMENT

James Bradley Bailey

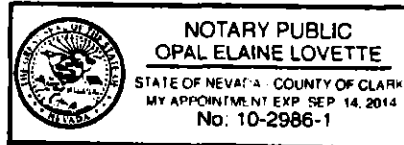
Dec. 23 2011.

County of CLARK ) NV.

On this, the 23 day of December, 2011 before me a notary public, the undersigned officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

*Opal Elaine Lovette*

Notary Public



In witness hereof, I hereunto set my hand